

KEMMONS WILSON,  
GRANTOR

W A R R A N T Y

TO

D E E D

SOUTHERN PINES COMMERCIAL PARK,  
A PARTNERSHIP  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KEMMONS WILSON, does hereby sell, convey and warrant unto SOUTHERN PINES COMMERCIAL PARK, A Partnership, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

PARCEL "A":

Part of Section 31, Township 1 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows: Beginning at the intersection of Goodman Road and Swinnea Road; thence, along the center line of Swinnea Road on a bearing of South 03 degrees 59 minutes 44.1 seconds East a distance of 245.02 feet to a point in the center line of Swinnea Road (Set P.K.); thence, on a bearing of South 87 degrees 23 minutes 00 seconds West a distance of 53.03 feet to a point in the west right-of-way line of Swinnea Road (FND I.P.), the same point being in the South line of the Grenada Bank parcel and the actual point of beginning; thence, along said south line of Bank parcel on a bearing of South 87 degrees 15 minutes 27 seconds West a distance of 199.96 feet to a point (FND I.P.), said point being the southwest corner of the Grenada Bank parcel; thence, along the west line of the Bank parcel on a bearing of North 03 degrees 59 minutes 53 seconds West a distance of 199.92 feet to a point in the south right-of-way line of Goodman Road (R.O.W. 45 feet); thence, along said right-of-way line on a bearing of South 87 degrees 15 minutes 51.4 seconds West a distance of 143.02 feet to a point, thence, on a bearing of North 02 degrees 44 minutes 08.5 seconds West a distance of 5.00 feet to a point; thence, on a bearing of South 87 degrees 15 minutes 51.4 seconds West a distance of 288.19 feet to a point in the south right-of-way of Goodman Road (R.O.W. 40 feet), said point being the Northwest corner of Parcel "A"; thence, along west line of Parcel "A" on a bearing of South 03 degrees 59 minutes 57.4 seconds East a distance of 730.69 feet to a point in the Northwest corner of Lot 28 of the Southern Pines Subdivision (FND I.P.); thence, along the north line of the Southern Pines Subdivision, along the north line of Lots 28, 27, 26, 25, 24, 23 and 22 on a bearing of North 87 degrees 17 minutes 20.6 seconds East a distance of 636.96 feet to a point in the west right-of-way line of Swinnea Road (R.O.W.=106 feet); thence, along said right-of-way line on a bearing of North 03 degrees 59 minutes 44.1 seconds East a distance of 526.07 feet to the point of beginning. This parcel contains 9.7276 acres or 423,735.37 square feet, more or less.

844

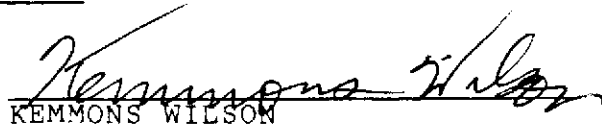
PARCEL "B":

Beginning at the intersection of Goodman Road and Swinnea Road; thence, along the center line of Goodman Road on a bearing of South 87 degrees 15 minutes 51.4 seconds West a distance of 690.03 feet to a point in the center line of Goodman Road; thence, on a bearing of South 03 degrees 59 minutes 57.4 seconds East a distance of 40.01 feet to a point, said point being the Northwest corner of Parcel "A", said point being in the South right-of-way line of Goodman Road (R.O.W.=80 feet/varies); thence, on a bearing of South 87 degrees 15 minutes 51.4 seconds West a distance of 511.81 feet to a point in the South right-of-way line of Goodman Road; thence, on a bearing of South 02 degrees 44 minutes 08.5 seconds a distance of 5.00 feet to a point; thence, on a bearing of South 87 degrees 15 minutes 51.4 seconds West a distance of 120.95 feet to a point, said point being the Northwest corner of Parcel "B" (Set I.P.); thence, along west line of Parcel "B" on a bearing of South 03 degrees 56 minutes 06.9 seconds East a distance of 880.95 feet to a point in the north line of the Southern Pines Subdivision, said point being the Southwest corner of Parcel "B"; thence, along the north line of said subdivision along lots 44, 43, 42, and 41 on a bearing of North 85 degrees 52 minutes 49.6 seconds east a distance of 462.64 feet to a point in the center line of Southern Pine Drive (Set P.K.); thence, along said center line on a bearing of North 04 degrees 04 minutes 46.1 seconds West a distance of 28.80 feet to a point (Set P.K.); thence, on a bearing of North 86 degrees 01 minutes 38.6 seconds East a distance of 160.87 feet to a point, said point being the Northeast corner of Lot 40 and in the west line of Lot 29 (FND I.P.); thence, along the west line of Lot 29 on a bearing of North 03 degrees 59 minutes 37 seconds west a distance of 15.60 feet to a point, said point being the Northwest corner of Lot 29 (FND I.P.); thence, on a bearing of North 03 degrees 59 minutes 36.1 seconds West a distance of 44.33 feet to a point (FND I.P.); thence, on a bearing of North 07 degrees 12 minutes 30.9 seconds East a distance of 52.60 feet to a point, said point being the Southeast corner of Parcel "B", and the Southwest corner of Parcel "A" (FND I.P.); thence, along east line of Parcel "B" on a bearing of North 03 degrees 59 minutes 57.4 seconds West a distance of 730.69 feet to the point of beginning. This parcel contains 12.5922 acres, or 549,785.099 square feet, more or less. And being situated in Section 31, Township 1 South, Range 7 West.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantees or their assigns any deficit on an actual proration. Possession is to be given with delivery of Deed.

WITNESS MY SIGNATURE, this the 15<sup>th</sup> day of January, 1988.


  
KEMMONS WILSON

STATE OF TENN.  
COUNTY OF Shelby

PERSONALLY appeared before me, the undersigned authority of law, in and for the State and County aforesaid, the within named Kemmons Wilson, who acknowledged he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL OF OFFICE, this the 15<sup>th</sup> day of January, 1988.

Deborah M. Hughes  
Notary Public



My Commission Expires:  
My Commission Expires October 31, 1989

Grantor's Address:  
1629 Winchester Rd.  
Memphis, Tenn.  
Phone: 346-8800

Grantee's Address:  
P. O. Box 165  
Southaven, MS 38671  
Phone: 342-2555

Filed @ 10:00 A. 2nd Feb., 1988  
Recorded in Book 201 page 843  
V. E. Davis, Chancery Clerk